

Kerlin View, Streatham, SW16

GUIDE PRICE £450,000 Freehold

2

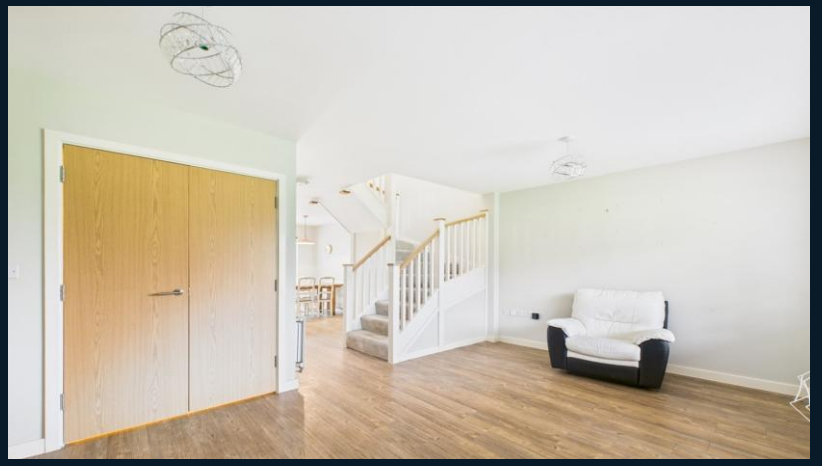
1

samuel estates

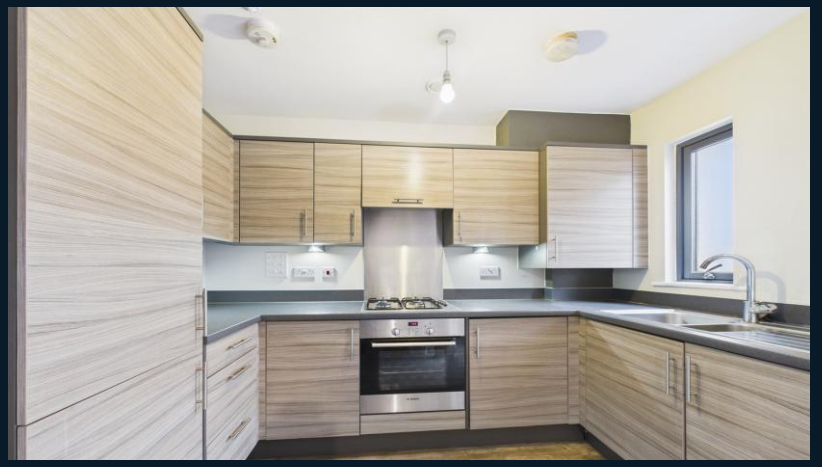
YOUR PROPERTY · OUR BUSINESS

Property Description

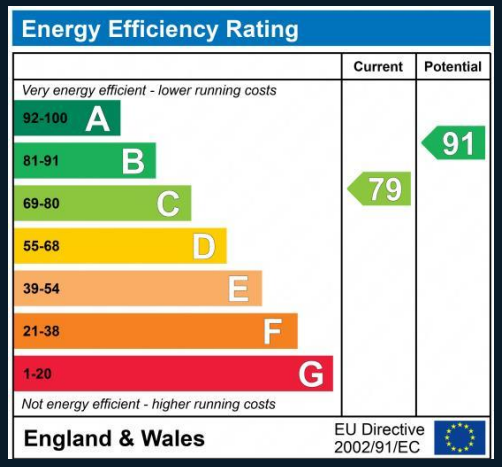
A fantastic and generously sized house boasting two double bedrooms and is situated in the highly popular Rowans Park Estate. The ground floor comprises of a spacious living room, a convenient downstairs WC and a fully equipped and modern kitchen/dining room. The first floor has two double bedrooms and a family bathroom with shower over bath.



Added benefits include a large private garden with rear access, a private balcony off the main bedroom, double glazed windows throughout for added insulation, and an allocated parking space.

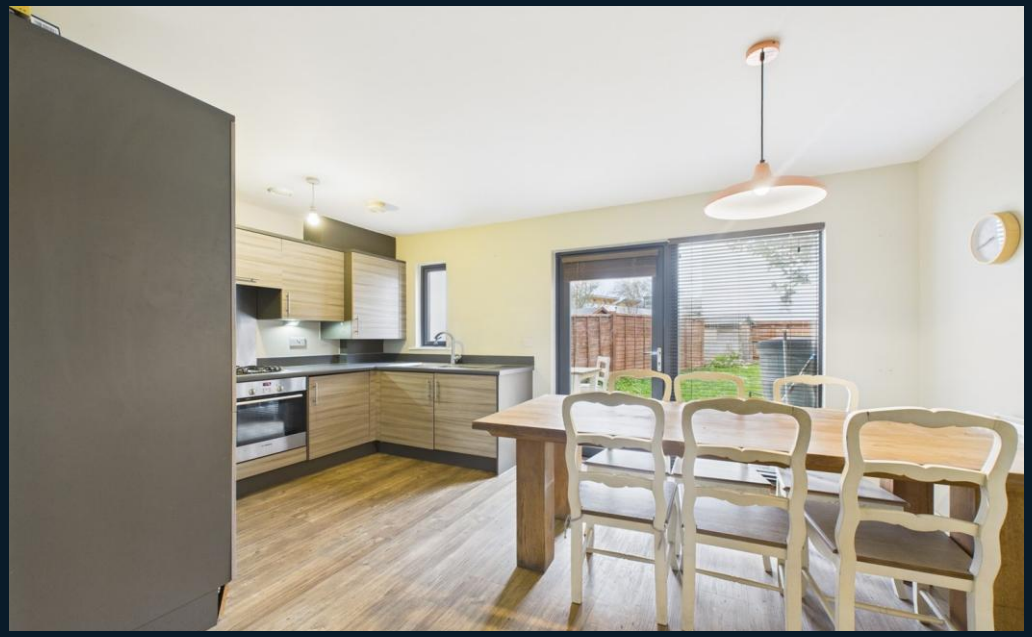


With its ideal location, just a short walk or bus ride away from Streatham Common Station, you'll have excellent transportation connections across London. This property is an ideal choice for a growing family in need of extra space.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







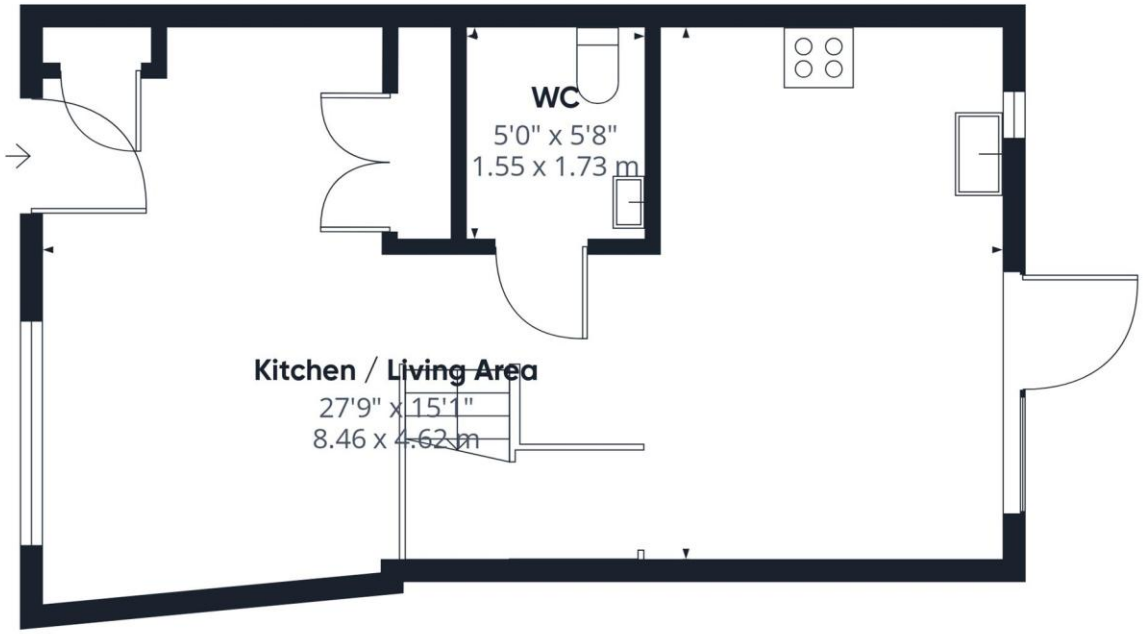




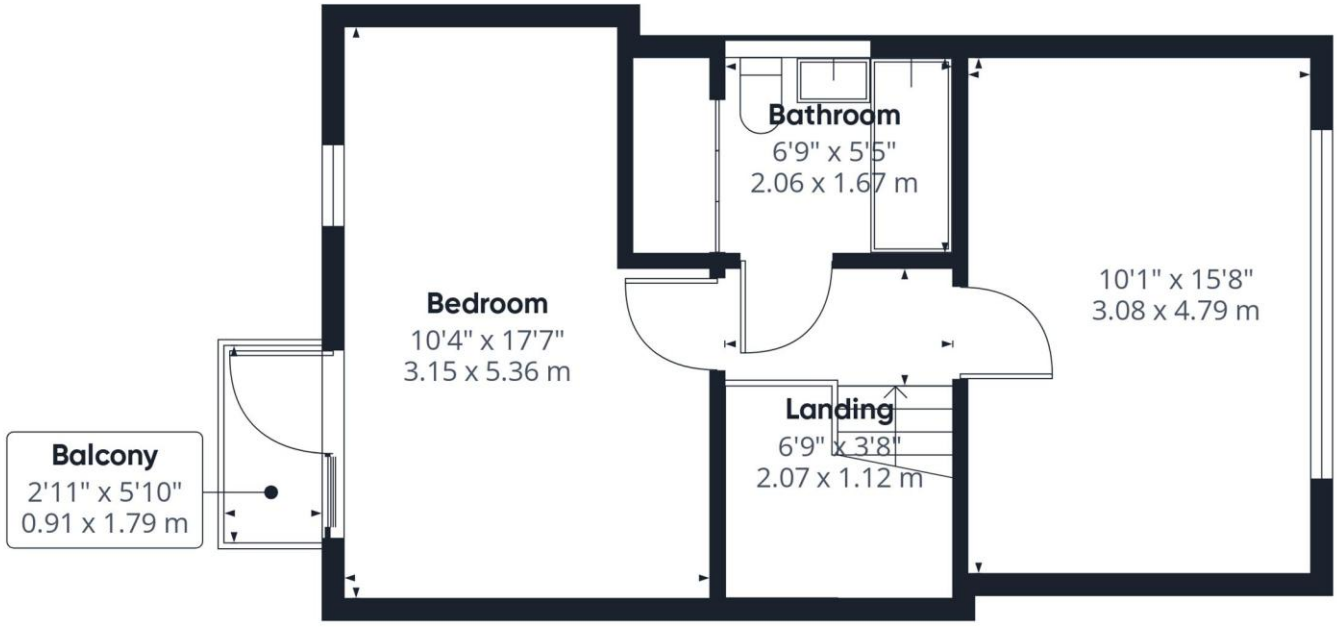








Ground Floor



Floor 1

samuel estates
YOUR PROPERTY • OUR BUSINESS

Approximate total area(1)

835 ft²

77.6 m²

Balconies and terraces

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

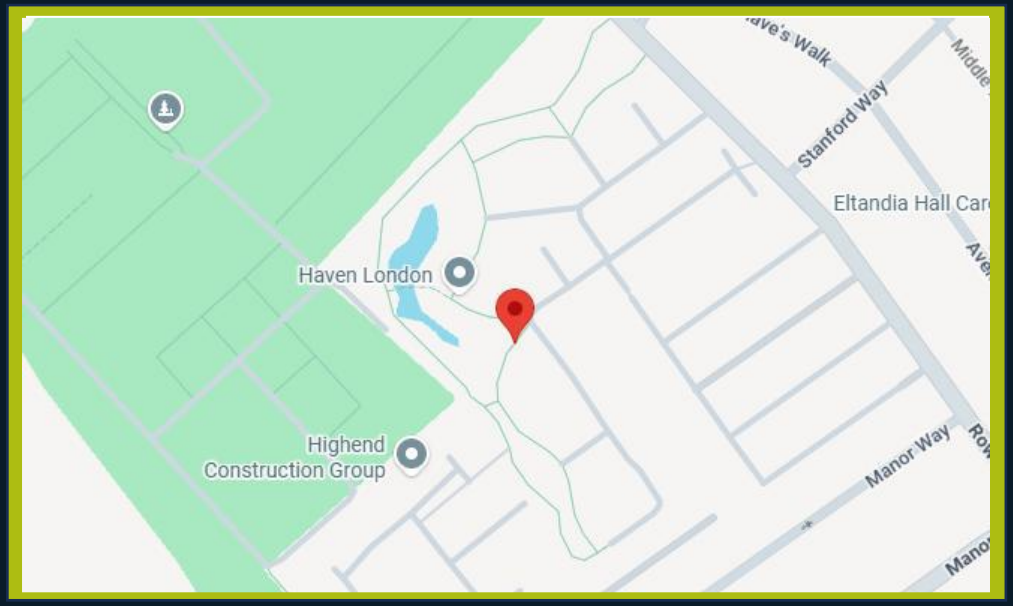
Material Information

Tenure - Freehold

Estate Charge -£432

Council Tax Band - D

Local Authority - Merton Council



Property Type
House (Terraced)

Construction Type
Brick

Parking
Allocated Parking

External Wall Survey
N/A

Water Supply
Thames Water

Electricity Supply
Mains

Heating
Central Gas Heating

Broadband
Standard/ Superfast/ Ultrafast

Mobile Signal
Good Coverage

Flood Risk
Has the property been flooded in the past five years: **NO**
Risk Level: Low

Proposed Development in Immediate Locality?
None

Balham
45 Bedford Hill,
London, SW12 9EY
020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
0208 679 9889

samuelestates.com